WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110014166 DEEDWARR
Recvd: 03/09/11 10:25 2 pgs
Fees:13.00 Taxes:260.85
20110309-0018796

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY 2011.

Notary Public

MY COMMISSION EXPIRES: 11/4/13 (AFFIX SEAL)

LEWIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Box 13
#16270

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren Sawyers	Warren Sawyers	059-13-30
3032 Cody Hill Rd (NAME) ~~3030 Hummingbird Drive~~	(NAME) 3032 Cody Hill Rd	
(ADDRESS) 37211 Nashville, Tennessee ~~37218~~	(ADDRESS) Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carolyn D Morrow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Warren Sawyers, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Treppard Heights Subdivision Section 9 of record in Plat Book 2854, Page 103, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 173 fronts 95 feet on the north side of Hummingbird Drive and runs back between parallel lines 300 feet to a dead line in the rear and measures 95 feet thereon.

Being the same property conveyed to Carolyn D Morrow, by deed of record in Instrument No. 20101109-0089869, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3030 Hummingbird Drive, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of February 2011.

Carolyn D Morrow

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Carolyn D Morrow with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he/they executed the within instrument for the purpose therein contained

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2011.

Commission expires:
11/4/13

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY